



**MINUTES OF THE GILA COUNTY
PLANNING AND ZONING COMMISSION**

Thursday, May 17, 2018

Gila County Board of Supervisors Conference Room
610 E. State Hwy 260, Payson, AZ
Community Development Conference Room
745 N. Rose Mofford Way, Globe, AZ
10:00 A.M.

REGULAR MEETING

1. The meeting was called to order at 10:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Travis Holder.
3. Roll Call: Therese Berumen called the roll; Chairman Mickie Nye (in Globe), Travis Holder (in Globe), Terry Otts (in Globe), Bill Marshall (in Globe), and Randy Slapnicka (via telephone). Mary Lou Myers and Lori Brown are absent. A quorum is present.

Community Development Staff Members Present: Scott Buzan-Director, Robert Gould-Planner and Therese Berumen-Administrative Assistant.

4. Review and Approval of Minutes of the Planning and Zoning Commission Hearing on February 15, 2018. Mickie Nye asked if there were any changes needed. Travis Holder motioned that the minutes be approved as recorded and Terry Otts seconded the motion. It was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Neither Scott Buzan nor Robert Gould had anything they wanted to discuss.

Public Hearing:

6. **Z-18-01 Gene Pendergraft:** An application to amend the Gila County Zoning Ordinance for parcel 301-24-001 currently designated for Limited Residential Use (R1L-D12) to Transitional Residential (TR), allowing the applicant to have a personalized engraving business.

Chairman Mickie Nye stated that there will be no commission participation, but only public input and that the application would be tabled until next month, in which the commission will then make a recommendation. Scott Buzan asked Mickie Nye if he would explain to the people that were there why this was being done that way. Mickie Nye stated that there are certain things that need to be done before it can be brought

before the commission and a few things were not done. Robert Gould stated that the applicant also needed to apply for a Minor Comprehensive Plan Amendment, which hasn't been processed yet.

The meeting was opened to public comment. Ken Nichols asked for clarification on what changing the Comprehensive Plan meant and if it meant a change for the whole Woodland Heights Subdivision. Robert Gould stated that it means to change the land use designation and only for that one lot. Mr. Nichols stated that he was not there to object or comply, but only wanted to get information on what the applicant was planning on doing. He also asked what the Commission looks at when they are granting approval for a rezoning. Mickie Nye stated that they will look at the impact it would have on the neighborhood, traffic, lighting, signs, etc. Mr. Nichols also stated that he had concerns about the possibility of more business-like operations coming into a residential neighborhood and the possibility of any extra traffic taking away from their quiet neighborhood. Mickie Nye stated that if this rezoning would get approved, at that point, the business becomes a nuisance, a compliant can be filed and the county would come in and figure out other alternatives. Cheryl Roberts stated that her father bought their property in the 1970's because it was zoned residential and for the quietness of the area. She also stated that she is opposed to any further commercial development in the residential area. She has spoken to the applicants, whom are very lovely people and thinks the engraving work they produce is very nice. I have done some research on the property values and found out that it will decline with any further commercial activity in the area. A few other concerns that I have would be with the road maintenance, because of an increase in traffic and water flow in front of his property. Ms. Roberts asked if the rezoning moves forward and gets approved, if that stays with the property, if it is ever sold. Robert Gould stated, that yes it would. Patrick Menzel, who just opened up a coffee shop right next door to Mr. and Mrs. Pendergraft was concerned about any noise that would be coming from the engraving machine because he has customers who sit on a patio. Also, any additional traffic and parking would be an issue. Mark Johnson asked for clarification concerning the area to be rezoned. Stating that he has heard it was the whole property and also heard that it was just the first 65 feet. Robert Gould stated that it was just the first 65 feet off the front property line. Mr. Johnson stated that he is not opposed to the 65 feet being rezoned, but opposed to the whole property being rezoned. Robert Verheyen stated that is concerned about the water situation and where it was going to go. Also stated that he has no issues with the Pendergraft's wanting to put a storefront in and things it would be good for Pine. Jpak (Robert Verheyen's wife) stated that they own the coffee shop that Patrick Menzel runs and want to protect the great business and the great tenant they have. She also stated that she didn't want to hear air compressors or nail guns and disagrees with the idea of residents having to complain about the rezoning after it has been approved. Stating that it puts the residents in a very difficult situation. Also stated that she is not opposed to a storefront and thinks it would be good for Pine, but is opposed to the lighting, noise and traffic that it could possibly bring. Gene Pendergraft (applicant) stated that a few of the people that just spoke did not show up to their citizen participation meeting and they

also had some examples of some of the items. Mr. Pendergraft addressed a letter that was circulating that he said was not accurate. He stated that the hours he is able to conduct his business would be set by the zoning ordinance and there would be no wood cutting on the property. Also, no toxic chemicals or varnishes. The letter also states something about constant screaming, and I am not sure what that means. The engraving machine makes a noise of about 60 decibels, which is a little softer than people having a conversation. It is a hobby laser, which sits on a table. He also stated that before any permits were pulled, that he would get with the county about grading and drainage. He talked to Moose Mountain Gifts and Antiques and Pine Deli and they are both for having this in the area. Mr. Pendergraft stated that he would only be purchasing items and engraving them. Bill Marshall stated that he recommended Gene get with his neighbors and address the concerns they have and get with Robert Gould to get those addressed and taken care of, within the next month. No other public comments. The public comment portion of the meeting was closed.

Bill Marshall motioned that they table the application, Z-18-01 until the June 21, 2018 Planning and Zoning meeting. The motion was seconded by Terry Otts. The motion was unanimously approved.

7. **Adjournment.** Terry Otts made a motion to adjourn the meeting and Travis Holder seconded the motion. The Motion to adjourn was unanimously approved at 10:43 A.M.